



City of Kannapolis - Request for Certificate of Nonconformity Adjustment

I, _____, hereby petition the Board of Adjustment for a CERTIFICATE OF NONCONFORMITY ADJUSTMENT as required by Section 13.1.6 of the Unified Development Ordinance to enlarge, expand, or otherwise alter a Nonconforming Use or Structure.

The current use of the property is described as follows:

The location of the nonconforming use or structure is indicated on the accompanying site plan. The degree of nonconformity with respect to the dimensional and design regulations of the Ordinance is more fully described as follows:

The nature of the proposed enlargement, expansion, or alteration is described as follows:

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a certificate of nonconformity adjustment. The Unified Development Ordinance requires that the applicant demonstrate positive responses to several questions to obtain a certificate of nonconformity adjustment. In the spaces provided below, indicate the *facts* that you intend to provide to convince the Board that the proposed enlargement, expansion, or alteration can properly address the following questions:

A. Does the nonconformity create noise above and beyond levels considered normal to the area?

B. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

C. Does the nonconformity generate any other negative effects, including, but not limited to, dust, air pollution, foul smell, etc.?

D. Does the nonconformity detract from the prevailing property values?

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature of Property Owner

Date

The Board of Adjustment may add conditions regarding what the nonconformity owner/operator must do to the property for certification. For example, landscaping or fencing may be required or a shift of operations away from adjoining properties may be stipulated.

Fee: Please refer to fee schedule to determine applicable fees.
Fees are nonrefundable and help to cover administrative and notification costs.

STAFF USE ONLY

Scheduled meeting date: _____
Dates advertised in newspaper: _____ and _____
Date written notices mailed: _____

Board decision: _____

Conditions: _____

Date written notice sent to applicant: _____